

# Exhibit 11

# **Redwood City Community Development Services Memorandum**

To: Mark Sanders property owner Westpoint Marina  
From: Charles Jany Principal Planner  
Steven Parker Landscape Architect  
RE: Permit update

Date: February 21, 2012

The following is a permit update for the Westpoint Marina project located at **1529** Seaport Boulevard, Redwood City, UP 2005-08.

On Friday February 2, 2012, Steven Parker (Redwood City Landscape Architect) and I met with you to conduct a site inspection of the subject marina. More specifically, staff looked at the on-site landscape and hardscape improvements. The general purpose of our visit was to determine the project's compliance with the City's permit approvals which can be summarized as follows:

- The current improvements are in substantial compliance with the Redwood City Zoning Ordinance.
- The current improvements are in substantial compliance with the improvement plans on record with the City (for example, site plan dated **August 7, 2006**), with minor modifications.
- These modifications are minor, site specific and consistent with the overall Use Permit phasing, as previously approved by Planning, Building and Engineering staff.

This is also to re-iterate the City's direction to you regarding the shoreline treatment for this project. In order to provide a consistent, environmentally appropriate and safe waterfront pedestrian experience, you were advised to tie into and relate to the adjoining plant palette and pedestrian improvements which are currently installed at the adjoining Pacific Shores Center project (which had obtained all necessary approvals for its shoreline treatment from the applicable jurisdictions).

Also, per our last memorandum to you regarding public access to some water-fronting sections of your project, and with pedestrian safety a key concern, areas undergoing construction and installation and/ or where construction equipment is located must remain properly secured and posted until these improvements are completed and approved for public access, to the satisfaction of the City and other applicable agencies. This includes the Phase 2 and 3 areas (future boatyard and retail areas).

The next step is for you to provide City staff with detailed "as-built" plans and specifications showing the improvement plans for this work, which will also incorporate any modifications which you may have made since the City last processed your proposal, including the addition of pavers at gangway entrances, windbreak landscaping..

Do not hesitate to contact me or related project staff if you have any questions. Again, thank you for working with us to resolve these issues.

Best Regards,

  
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Principal Planner  
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Steven Parker ASLA  
Landscape Architect  
(650) 780-7382

c.

Peter Vorametsanti, City Engineer  
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